



Hilbert, 4x2x2, 315 sqm, Classic Plus

ID: KH607640411

Total Price : 625,040.00

House price AU\$ 350,040.00

Land price AU\$ 275,000.00



4 bed



2 bath



191 m²



m²

Unlock the investment potential of Hilbert, Western Australia—an emerging suburb with promising growth prospects. With a current vacancy rate of approximately 0.5%, Hilbert offers an appealing opportunity for investors seeking house and land packages. The suburb boasts a developing infrastructure, including essential amenities and convenient transport links, catering to the needs of residents. Hilbert's socio-demographics are characterized by a diverse mix of residents, including young families and professionals, fostering a vibrant and inclusive community. Situated within proximity to Perth CBD, Hilbert provides easy access to employment opportunities and city conveniences. Its peaceful ambiance and natural surroundings make it an attractive residential destination. With property values on the rise and increasing demand for quality housing, investing in Hilbert offers the potential for long-term gains. Seize the opportunity to be part of Hilbert's promising future in Western Australia's property market.



Elevation A



Elevation B



Elevation C

Specifications

- Selection of remote control sectional garage door
- Blue pine roof timber
- Structural engineers site report (standard block)
- Site contour survey
- Power connection allowance
- Sewer connection allowance
- Water connection allowance
- Shire building fees
- Re-peg allowance
- Termite treatment
- Concrete pump (standard block)
- Gas connection allowance

Interior

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Kitchen (includes scullery where applicable)

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
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Construction Specifications

- Mirrored sliders to all robe recesses
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Electrical

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Doors & Windows

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Ensuite, Bathroom, toilet & Laundry

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Inclusions

- Stone benchtops: Kitchen,Laundry,Ensuite,Bathroom
 - Garage: Garage - Remote control
 - Living room ceiling height: 28c cm
 - Garage ceiling height: 28c cm
 - Alfresco ceiling height: 25c cm
 - Front Elevation: Sand finish
 - Kitchen Appliances Upgrade to the value of AU\$
 - Water tap to Fridge recess: No
 - Shower recess: hobless
 - Main Flooring: 450 x 450 mm Tiles
 - Carpets to Bedrooms and Theatre: Builders Standard Range, with 8mm Dunlop underlay
 - Internal Paint: 1 sealer, 2 coats
 - Windows: Single Glazing
 - Window Treatments: Vertical blinds
 - LED Lighting: Light for Light replacement
 - Alarm:
 - Air-Conditioning: Fully ducted reverse cycle Air-Conditioning
 - Finishing items: Fold-up 2-tier Washing line,Additional landscaping
 - Front & Rear Landscaping: Yes
 - Fencing to 3 sides: Yes
 - Siteworks Allowance: Fixed Siteworks
 - Additional Appliances:
 - Including: earthworks,soil and contour report,Stormwater Disposal,Engineers Details,Council Crossover
 - Additional Paving: In front of Laundry
 - Robe doors: Vinyl with Aluminium frame
 - Kitchen sink: Undermount
 - NBN: Available
- o Della Vita Classic Kitchen o Della Vita Designer Scullery (if applicable) o Della Vita Single Designer Vanities to Ensuite & Bathroom

Construction and warranty

Construction method: Double brick

Structural warranty: Lifetime

CBD: 37 km
Airport: 32 km
Medical centre: 5 km
Beach: 19 km
Shopping: 3 km
Freeway: 5 km
Train station: 10 km
Public transport: 1 km

Schools

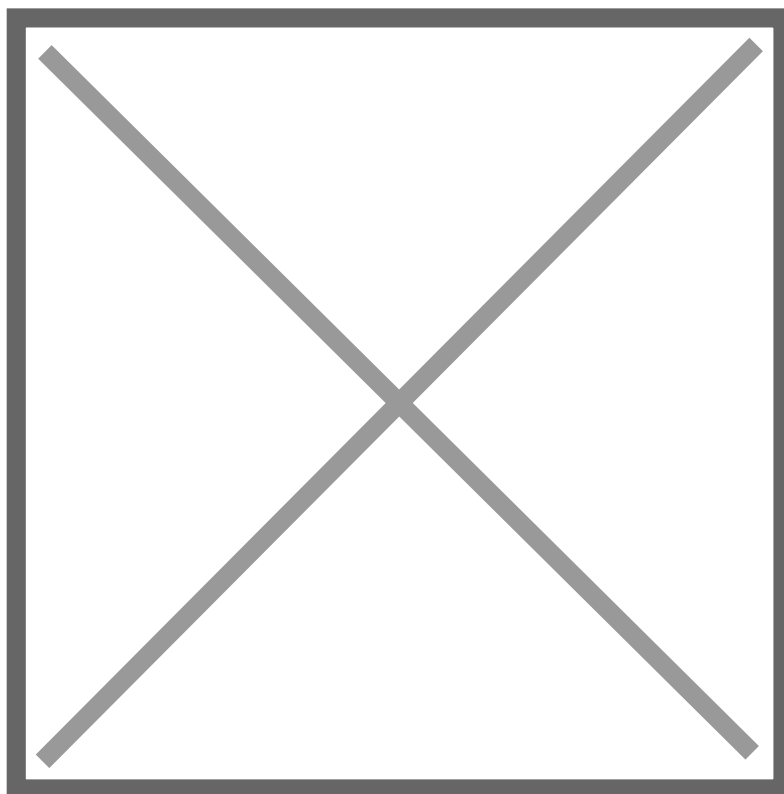
- Armadale Senior High School - Byford Secondary College - Dale Christian School - Marri Grove Primary School - Neerigen Brook Primary School - Piara Waters Primary School - Xavier Catholic School

Shopping options

- Armadale Shopping City - Haynes Shopping Centre - Armadale Central

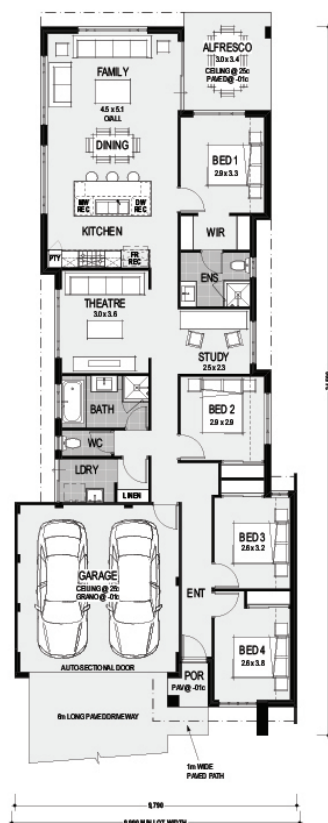
Medical services

- Armadale Kelmscott District Memorial Hospital - Fiona Stanley Public Hospital - Haynes Medical Centre



Location:Manhattan Concourse, Hilbert, Western Australia, 6112, Australia

House Plan 1



Color Board :Luxe

Complimentary Luxe Finishes

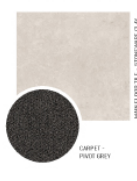
Luxe Exterior Finishes



Luxe Kitchen Finishes



Luxe Main Flooring



Luxe Bathroom Finishes



Color Board :Urban

Complimentary Urban Finishes

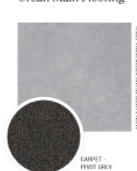
Urban Exterior Finishes



Urban Kitchen Finishes



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Urban Bathroom Finishes

